

RECORD OF ORDINANCES
CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE 50-2018

TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (U.D.O.), PART 11, OF THE UPPER ARLINGTON CODIFIED ORDINANCES, BY AMENDING U.D.O. SECTION 2.07-DEFINITIONS (R-S); AND U.D.O. TABLE 5-F: RESIDENTIAL BUILDING COVERAGE AND HEIGHT STANDARDS.

WHEREAS, one of the recommendations of the River Ridge and Kingsdale West Study is to reduce the maximum permitted height of buildings in the residential areas of the Study area from 35 feet to 28 feet; and

WHEREAS, the proposed reduction in maximum permitted building height in designated areas in the River Ridge was one of the eight recommendations of the River Ridge and Kingsdale West Study specifically identified by City Council as high priority for further examination in Resolution 9-2018, unanimously passed on June 11, 2018; and

WHEREAS, reducing the maximum building height to 28 feet will help preserve the character and aesthetics of the residential neighborhoods in the River Ridge and Kingsdale West Study area, and will reduce new development from towering over existing homes which are predominantly one and one-and-a-half story; and

WHEREAS, the 28-foot limit will codify the desire of residents for lower and more compatible homes in this section of the community; and

WHEREAS, this change in the maximum permitted height would apply only to residential subdivisions of the Study area and would not apply to Kingsdale West; and

WHEREAS, the Board of Zoning and Planning reviewed the proposed amendments at its June 4, 2018 Work Session and will provide its recommendation on June 18, 2018;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1: That Council hereby waives the requirement of Section 731.19 of the Ohio Revised Code that this Ordinance contain the entire section of the Unified Development Ordinance that is being amended.

SECTION 2: That U.D.O. Section 2.07, Definitions (R-S), Part 11 of the Upper Arlington Codified Ordinances, shall hereby be amended to add the definition of “River Ridge Addition (extended),” which shall read as follows:

River Ridge Addition (extended): means the area generally bound by the south side of Fishinger Road, the east side of Sunset Drive, the north side of Zollinger Road and the west side of Somerford Road, and consisting of the following subdivisions within that area: River Ridge Addition, East Cleft on the Scioto, North Mountview Addition, Sciotalangy Heights, and Millwood Addition.

SECTION 3: That U.D.O. Table 5(F)-Residential Building Coverage and Height Standards, and footnotes thereto, U.D.O. Article 5, Part 11 of the Upper Arlington Codified Ordinances, shall hereby be amended to read as follows:

Table 5-F: Residential Building Coverage and Height Standards

Building Coverage							Building Height	
District	Number of Floors	Detached Garage Bldg. Cover Limit as a % of TLA ^{1,2}	Accessory Bldg. Cover Limit as a % of TLA ²	Building Cover Limit As % of TLA ^{2,3}	Dev. Cover Limit as % of TLA ^{2,5,6}	Swimming Pool in Addition to Dev. Cover as % of TLA ²	Principal Building ⁷	Detached Garage
R-1c	interior lot >=75 width	6.39%	1.67%	29%	45%	5%	35' unless in the River Ridge Addition (extended) where a 28' limit exists.	17
	pre-1995 corner lot >=75 width							

pre-1995 corner lot <75 width					5%	<u>All building heights are subject to neighborhood compatibility standards in Article 7.17</u>	
pre-1962 <75 width				50%			
pre-1962 <=60 width	7.00%						

¹ In no case shall a detached garage exceed 870 square feet.

² TLA is Total Land Area any new cover request that results in equivalent or less

³ OPU is Other Permitted Uses cover for sites currently exceeding permissible limits.

⁴ Excepting steeples which may go to a height of 60 feet.

⁵ Not more than 25% of the required front yard may be occupied by development cover, unless the use is an OPU, in which case 60% cover shall be permitted.

⁶ The Director of Community Development may administratively approve any new cover request that results in equivalent or less cover for sites currently exceeding permissible limits.

⁷ The maximum permitted height for properties located in the River Ridge Addition (extended) shall not exceed 28 feet in height. All building heights are subject to neighborhood compatibility standards in Article 7.17

TLA is Total Land Area

SECTION 4: That if any provision or section of this Ordinance, or the application thereof, is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance, which can be given effect without the invalid provisions or applications, and to this end the provisions and sections of this Ordinance are hereby declared severable.

SECTION 5: That the City Manager, Finance Director, and the City Attorney are hereby authorized to take all actions necessary to implement and administer this Ordinance.

SECTION 6:

That this Ordinance is enacted pursuant to the home rule powers of the City of Upper Arlington as set forth at Article XVIII, Section 3, of the Ohio Constitution.

SECTION 7:

That this Ordinance shall take effect at the earliest date allowed by law.